031.0	0006	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,036,100 / 1,036,100
					USE VALUE: 1,036,100 / 1,036,100
					ASSESSED: 1,036,100 / 1,036,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57	-59	ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DESTA WANDOSSEN A
Owner 2:	AYALEW YALEMZEWED
Owner 3:	
Street 1:	59 ADAMS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DESTA WANDOSSEN A -
Owner 2:	-
Street 1:	59 ADAMS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3025 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	587,100	5,000	444,000	1,036,100
Total Card	0.103	587,100	5,000	444,000	1,036,100
Total Parcel	0.103	587,100	5,000	444,000	1,036,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.54 | /Parcel: 342.5

Legal Description

User Acct 22086

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/07/17

!2633!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	587,100	5000	4,500.	444,000	1,036,100	1,036,100	Year End Roll	12/18/2019
2019	104	FV	437,400	5000	4,500.	471,800	914,200	914,200	Year End Roll	1/3/2019
2018	104	FV	437,400	5000	4,500.	344,100	786,500	786,500	Year End Roll	12/20/2017
2017	104	FV	412,700	4600	4,500.	299,700	717,000	717,000	Year End Roll	1/3/2017
2016	104	FV	412,700	4600	4,500.	255,300	672,600	672,600	Year End	1/4/2016
2015	104	FV	367,900	4600	4,500.	249,800	622,300	622,300	Year End Roll	12/11/2014
2014	104	FV	367,900	4600	4,500.	205,400	577,900	577,900	Year End Roll	12/16/2013
2013	104	FV	382,700	4600	4,500.	195,400	582,700	582,700		12/13/2012

PRINT

Date	Time
12/10/20	18:00:29

LAST REV

Date	Time
07/18/19	18:38:53

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2633

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESTA WANDOSSEN	42716-471		5/6/2004	Family	1	No	No		
DONOGHUE ALBERT	28778-210		6/30/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	22086
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2019	332	Dormers	17,300	C				
8/11/2016	2021	Porch	14,000	C				rebuild porch

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
4/22/2009	Measured	372	PATRIOT
2/22/2000	Mailer Sent		
2/17/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03802657
Const Adj.:	0.99980003
Adj $ / SQ:	176.429
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	721298
Depreciation:	134161
Depreciated Total:	587136

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

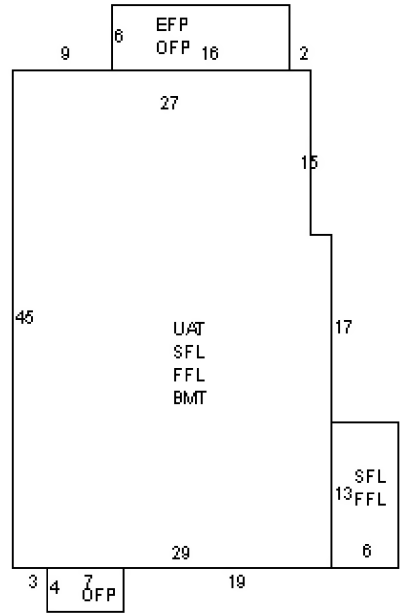
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	176.43
Special Features:	0	Val/Su Net:	129.89
Final Total:	587100	Val/Su SzAd	216.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,353	176.430	238,709
SFL	Second Floor	1,353	176.430	238,709
BMT	Basement	1,275	52.930	67,484
UAT	Upper Attic	319	123.500	39,366
OFP	Open Porch	124	29.800	3,695
EFP	Enclos Porch	96	55.570	5,335

Net Sketched Area:	4,520			Total:	593,298
Size Ad	2706	Gross Are	5476	FinArea	3025

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1922	22.31	T	40	104			4,600			4,600
19	Patio	D	Y	1	8X10	A	AV	2000	6.00	T	15.2	104			400			400

More:	N	Total Yard Items:	5,000	Total Special Featues:		Total:	5,000